

# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1-1.02.3.c.1 to permit a lot width of 45 feet in lieu of required 55 feet and a 5 foot side street setback in lieu of required 25 feet for Lot 14 and to permit a lot width of 50 feet in lieu of required 55 feet for Lot 13.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: (Indicate hardship or practical difficulty)

- Both hardship and practical difficulty of construction.
- Subdivision approved prior to enactment of zoning regulation cited, December 17, 1943.

\*plat book 8, folio 13.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)

Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Legal Owner(s): \_\_\_\_\_  
(Type or Print Name) Francis J. Meagher

Signature Bernard J. Sachs, Trustee  
(Type or Print Name) Christian H. Kahl  
Signature Christian M. Kahl  
Signature Dickee H. Goodman  
502 Baltimore Avenue 823-3686  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
t/a Ridgely Associates  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Attorney's Telephone No.: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of February, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of April, 1981, at 9:45 o'clock A.M.

*[Signature]*  
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
SE corner of Riderwood-Lutherville Drive and Notre Dame Ave., 8th District : OF BALTIMORE COUNTY

RIDGELY ASSOCIATES, Petitioners : Case No. 81-177-A

## ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524, 1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

*[Signature]* Peter Max Zimmerman  
Deputy People's Counsel

*[Signature]* John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 20th day of March, 1981, a copy of the foregoing Order was mailed to Christian M. Kahl, Esquire, Francis J. Meagher, Esquire, Bernard J. Sachs, Trustee, and Dickee H. Goodman, t/a Ridgely Associates, 502 Baltimore Avenue, Towson, Maryland 21204, Petitioners.

*[Signature]*  
John W. Hession, III

RE: PETITION FOR VARIANCES : BEFORE THE  
SE corner of Riderwood-Lutherville Dr. & Notre Dame Ave. - 8th Election District : DEPUTY ZONING  
Ridgely Associates - Petitioner : COMMISSIONER  
NO. 81-177-A (Item No. 148) : OF  
BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the petition and subsequent to a field inspection in which it was determined that the granting of the variances requested would not be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would adversely affect the health, safety, and general welfare of the community due to the size of the improved lots on Notre Dame Avenue, both north and south of Talbot Avenue, as well as the size of the lots in the immediate area, the variances should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 29th day of April, 1981, that the herein Petition for Variances to permit a lot width of 45 feet in lieu of the required 55 feet, together with a 5 foot side street setback in lieu of the required 25 feet, for Lot 14 and to permit a lot width of 50 feet in lieu of the required 55 feet for Lot 13 should be and the same is DENIED.

*[Signature]*  
Deputy Zoning Commissioner of Baltimore County

Ridgely Associates  
502 Baltimore Avenue  
Towson, Maryland 21204

cc: Don Lynch & Associates  
4807 Harford Road  
Baltimore, Maryland 21234

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 17th day of February, 1981.

*[Signature]*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Ridgely Associates  
Petitioner's Attorney

Reviewed by *[Signature]*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. W.E. Hammond  
Zoning Commissioner Date: March 25, 1981

FROM: Norman E. Gerber, Director  
Office of Planning and Zoning

SUBJECT: Petition No. 81-177-A Item 148

Petition for Variance  
Southeast corner of Riderwood-Lutherville Drive and Notre Dame Avenue  
Petitioners- Ridgely Associates

Eighth District

HEARING: Tuesday, April 14, 1981 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition. Perhaps, it would be appropriate to note to the petitioner the proposal to close a portion of Riderwood-Lutherville Drive (see Bureau of Land Acquisition re: hearing of 3/12/81).

*[Signature]*  
Norman E. Gerber, Director  
Office of Planning and Zoning

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. W.E. Hammond  
Zoning Commissioner Date: March 25, 1981

FROM: Norman E. Gerber, Director  
Office of Planning and Zoning

SUBJECT: Petition No. 81-177-A Item 148

Petition for Variance  
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Petitioners- Ridgely Associates

Eighth District

HEARING: Tuesday, April 14, 1981 (9:45 A.M.)

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*[Signature]*  
Norman E. Gerber, Director  
Office of Planning and Zoning

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 3, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Ridgely Associates  
502 Baltimore Avenue  
Towson, Maryland 21204

RE: Item No. 148  
Petitioner - Ridgely Assoc.  
Variance Petition

Gentlemen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

*[Signature]*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC/sf

Enclosures

cc: Don Lynch & Associates  
4907 Harford Road  
Baltimore, Md. 21234



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

March 12, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #148 (1980-1981)  
Property Owner: Ridgely Associates  
S/E corner Riderwood-Lutherville Drive & Notre Dame Avenue  
Acres: Lot #13 - 0.1844 Acre Lot #14 - 0.1793 Acres  
District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

This property comprises Lots 13 and 14, Block "E", Talbot Manor, recorded C.B.K. 13, Folios 70 and 71.

### Highways:

Notre Dame Avenue and Riderwood-Lutherville Drive, unimproved public roads in this vicinity as indicated, are proposed to be improved in the future as 30-foot closed section roadways on 50-foot rights-of-way, with fillet areas for sight distance at the intersection.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.



Pursuant to the advertisement, posting of property, and public hearing of the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to \_\_\_\_\_

Item #148 (1980-1981)  
Property Owner: Ridgely Associates  
Page 2  
March 12, 1981

Water and Sanitary Sewer:

The indicated proposed public 8-inch water main and 8-inch sanitary sewerage extensions are Baltimore County projects per Job Orders 1-2-757 and 3-2-613 (See Drawings #81-0093 (1) and #81-0092 (3)), respectively.

Very truly yours,

*Robert A. Norton*  
ROBERT A. NORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley  
Samuel Bellestri  
Jack Loos  
William Munchel

S-SS Key Sheet  
49 NW 3 Pos. Sheet  
NW 13 A Topo  
60 Tax Map



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERDER  
DIRECTOR

March 24, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #148, Zoning Advisory Committee Meeting, February 17, 1981, are as follows:

Property Owner: Ridgely Associates  
Location: SE/corner Riderwood-Lutherville Drive and Notre Dame Avenue  
Acres: Lot #13 0.1844 acres, Lot #14 0.1793 acres  
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development



Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

March 16, 1981

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Relative to ZAC meeting of February 17, 1981, this department has no comment on Items 145 through 148.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSE/bza

148



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 17, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #148, Zoning Advisory Committee Meeting of February 17, 1981, are as follows:

Property Owner: Ridgely Associates  
Location: SE/corner Riderwood-Lutherville Drive & Notre Dame Avenue  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variances to permit a lot width of 45' in lieu of the required 55' and a 5' side street setback in lieu of the required 25' for Lot #14, and to permit a lot width of 50' in lieu of the required 55' for Lot #13.

Acres: Lot #13 - 0.1844 Acres, Lot #14 - 0.1793 Acres  
District: 8th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

*Jan J. Forrest*  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

March 20, 1981

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Ridgely Associates

Location: SE/corner Riderwood-Lutherville Drive & Notre Dame Avenue

Item No.: 148 Zoning Agenda: Meeting of March 17, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

XX 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1975 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *George M. Nagowski* Noted and Approved: \_\_\_\_\_  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: February 20, 1981  
FROM: Charles E. (Ted) Barnham  
Zoning Advisory Committee  
SUBJECT: Meeting February 17, 1981

ITEM NO. 145 Standard Comment  
ITEM NO. 146 See Comments  
ITEM NO. 147 Standard Comment  
ITEM NO. 148 ✓ Standard Comment

*Charles E. Barnham*  
Charles E. (Ted) Barnham  
Plans Review Supervisor

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 12, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: February 17, 1981

RE: Item No: 145, 146, 147, 148  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp







